प्रादेशिक योजना - नाशिक

नाशिक महानगरपालिका क्षेत्राबाहेर १० कि.मी. अंतराच्या आतील क्षेत्रासाठी, नाशिक महानगरपालिकेसाठीची प्रचलित विकास नियंत्रण नियमावली लागू करणेबाबत, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २० (३) अन्वये फेरबदलाची सूचना..

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्र. टिपीएस-११०९/२७६१/प्र.क्र.३५२/०९/नवि-९
मंत्रालय, मुंबई ४०० ०३२, दिनांक: १६ जानेवारी, २०१०.

शासन निर्णय: सोबतची सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(प्रदीप गोहिल)
कार्यासन अधिकारी

प्रति,

१) विभागीय आयुक्त, नाशिक विभाग, नाशिक.
२) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
३) जिल्हाधिकारी, नाशिक.
४) आयुक्त, नाशिक महानगरपालिका, नाशिक.
६) उप सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई.
७) उपसंचालक नगर रचना, नाशिक विभाग, नाशिक.
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचनेच्या अनुषंगाने अधिप्रमाणीत करण्यात यावयाच्या नकाशाच्या पाच प्रती शासनास सत्वर सादर करण्यात याव्यात.)
८) सहायक संचालक, नगर रचना, नाशिक शाखा, नाशिक.
९) सहायक संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय, मुंबई.
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना खालील सूचनांप्रमाणे जाहीरात म्हणून कृपया प्रसिद्ध करण्यात यावी. सदर सूचना कोणत्या दिनांकास प्रसिद्ध करण्यात आली आहे, त्याबाबतची माहिती शासन, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगररचना, नाशिक विभाग, नाशिक यांना द्यावी.)

१ जाहीरात देणाऱ्या कार्यालयाचे नांव - नगर विकास विभाग, मंत्रालय, मुंबई-३२

२	जाहीरात कोणत्या दिनांकापर्यंत द्यावयाची आहे.	-	तात्काळ
३	प्रसिद्धीचे स्वरुप	-	स्थानिक
४	कोणत्या जिल्ह्यात	-	नाशिक जिल्ह्यात
५	किती वृत्तपत्रात	-	एका मराठी व एका इंग्रजी वृत्तपत्रात
६	वृत्तपत्राचे नांव	-	सर्वाधिक खपाच्या वृत्तपत्रात
७	कितीवेळा	-	एकादा
८	जाहीरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्याच्या कार्यालयाचे नांव व संपूर्ण पत्ता	-	संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

१०) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना महाराष्ट्र शासनाच्या राजपत्रात नागपूर विभाग, भाग - एक पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी १० प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगररचना, नाशिक विभाग, नाशिक यांच्याकडे पाठवाव्यात.)

११) कक्ष अधिकारी, कार्यासन (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)

१२) निवडनस्ती-(नवि-९)

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NOTICE

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Date :- 16th January, 2010

The Maharashtra Regional and Town Planning Act, 1966.

No. TPS-1109/2861/CR-353/2009/UD-9: Whereas the Regional Plan for Nashik District (hereinafter referred to as "the said Regional Plan") has been sanctioned by Government vide Urban Development Department's Notification No. RPO-107449/UD-9, dated 8th May, 1978 to come into force with effect from 1st July, 1978 under the powers confirmed by sub-section (1) of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas the said Regional Plan contains the provisions of the Development Control Regulations (hereinafter referred to as "the said D.C. Regulations") ;

And whereas the surrounding fringe area of Nashik Municipal Corporation is likely to be included in the Municipal Limits, in future ;

And whereas D.C. Regulations for the Nashik Municipal Corporation Limits and the adjoining areas which are within the Regional Plan areas are not uniform ;

And whereas it is felt necessary to have a homogenious development in the areas adjoining the Nashik Municipal Corporation Limits from planning point of view and with a view to have proper planned development of the areas within 10 km. distance from the boundaries of the Nashik Municipal Corporation, Government has come to the conclusion that certain provisions of the said D.C. Regulations shall be modified;

And whereas, the Govt. of Maharashtra is of the opinion that the Corporation Rules in the Development Control Regulations (hereinafter referred to as "the said D.C.Rs") should be made applicable to the area situated out side the Nashik Municipal Corporation limit within 10 km. from the Nashik Municipal Corporation limit as given in the table by following the procedures laid down in sub-section (2) of section 20 of the said Act;

<u>Proposed Modifications</u>

Rule No.	Existing Rule	Proposed Rule
--	--	***Development Control Regulations:*** Development Control Regulations of Nashik Municipal Corporation shall be applicable mutadis mutandis to the area situated out side the Nashik Municipal Corporation limit within 10 km from Nashik Municipal Corporation limits except area of Special Planing Authority / Special Township Projects. The Development Control Regulation of Nashik Municipal Corporation shall be applicable along with existing regulations except following regulations and additional Rule mentioned as

		Schedule - 'A' **Regulations of Nashik Municipal Corporation.** 1) Rule No. 6.6 – Discretionary Powers. 2) Rule No.13.3.1 – Transfer of Development Rights (TDR). 3) Rule No. 12.1.1 Table – Regarding accommodation of Reservations (Land uses and manner of development). 4) Rule No. 11.7 – Amenity Space
--	--	Schedule "A" appended to this notice is proposed to be added in the Development Control Regulations for the area under Nashik Regional Plan.

Now, therefore, as provided in sub-section (3) of Section 20 of the said Act, notice is hereby published for inviting suggestions/objections, if any, to the said proposed modification from the general public in writing, with reasons thereof, within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. The suggestions/objections shall be addressed to the Deputy Director of Town Planning, Nashik Division, Nashik Divisional Commissioner Office Compound, New Administrative Building, Nashik Road, Nashik, who is hereby authorised to hear the suggestions / objections that may be received and to submit his report to Government;

The suggestions/objections received by the Deputy Director of Town Planning, Nashik Division, Nashik within the period of 60 (sixty) days from the date of publication of this notice in the Maharashtra Govt. Gazette shall only be considered.

The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices –

i) The Collector, Nashik.
ii) The Deputy Director of Town Planning, Nashik Division, Nashik.

This notice is also published on web site : **www.urban.maharashtra.gov.in**

By order and in the name of Governor of Maharashtra,

(Pradeep Gohil)
Desk Officer.

SCHEDULE "A"
REGULATIONS ADDED TO THE REGULATIONS OF SANCTIONED REGIONAL PLAN NASHIK

Following special regulations shall apply to the area, excluding area of special planning authority / special township projects, within 10 km. distance from the boundary of the Nashik Municipal Corporation.

Prevailing Development Control Regulations of sanctioned Regional Plan / Special Township shall be applicable mutatis mutandis except those expressly provided in these special Regulations.

1) The Assistant Director Town Planning, Nashik Branch, Nashik shall prepare proper Road Network Plan for future population considering the existing roads and sanctioned regional plan proposals for the lands within the 10 km. distance within a stipulated time of 6 months from the date of sanction of this regulations and take preliminary approval from the Director of Town Planning, Maharashtra State, Pune and submit the same to State Government for modification to the Regional Plan under Section 20 of the Maharashtra Regional and Town Planning Act, 1966. The developers/land owners shall incorporate this Road Network in their development proposals as a public road. However the sanctioning process of plans shall not be stopped during the course of preparation of road network plan. FSI of the area of the road shall be permissible at the stage of sanctioning of plans.

   (a) In any layout or sub-division of land more that 0.4 ha. in area or subdivision under Group Housing Scheme, an area admeasuring not less than 15% of the total area of the land, shall be reserved, in addition to user 10% area required as open space in layout or subdivision, for Amenity Space.

   (b) Following users shall be permissible in the Amenity Space 1) Educational facilities, 2) Recreational facilities like play ground, garden, park, children's play ground, Sports complex, Stadium, Club House, etc. 3) Multipurpose hall, 4) Convention Centers, 5) Cultural Centers, 6) Post offices, 7) Library, 8) Dispensary, Maternity Home, Hospital, 9) Police Station, 10) Fire Brigade, etc. 11) Additional Public utility users with the permission of the Director of Town Planning, Mahrashtra State, Pune.

   (c) User of particular amenity space shall be decided with the prior permission of the Director of Town Planning, Maharashatra State, Pune from among the users mentioned in clause (b) considering the local requirement.

(d) 25% of the area under Amenity space shall be kept for open users like play ground, garden, parking, for the use of general public & if owner/developer develop this type of amenity for the general public purpose he can consume FSI of total amenity space on remaining 75% amenity spaces land. Provided further that if amenity space is below 2000 sq.m., total plot can be used for construction without allocating 25% area as open space.

(e) Amenity spaces may be developed by the Collector / Future Planning Authority / Land owner / Developer subject to condition that the area under open users like Play ground, Parking in amenity space shall be transferred in the name of the Collector, Nashik. No construction shall be allowed on this area.

(2) Lands under Regional Plan Roads and Amenity spaces (If not developed by land owner/developer) shall be transferred in the name of the Collector / Planning Authority free of cost and free from encumbrances through registered sale deed along with the certified measurement plan. The Collector / Planning authority shall permit additional floor space index on 100% of the area required for the R.P. road, amenity space, however. FSI on such 100% of area going under R.P. road, amenity space shall be limited to 40% of the area of plot remaining after surrender of R.P. road, amenity space.

(3) With the previous approval of Govt. the permissible FSI for Educational. Medical Institutions of Charitable trust, three, four and above starred category Hotels, IT/ITES, BT and any other use (for which additional FSI is permissible in Municipal Corporation limits), may be allowed to be exceeded by 100% subject to payment of premium as may be decided by Government from time to time.

(4) Regulation No. 6.6.2 Discretionary powers will be applicable with the change that this powers shall be exercised by the Collector. Nashik with prior approval of the Director of Town Planning, Mharashatra State Pune instead of Municipal Commissioner

(5) Amount of the premium for different provisions in these Regulations shall be decided by the Director of Town Planning, Maharashtra State, Pune and shall be paid to Government through the Assistant Director of Town Planning, Nashik Branch, Nashik under the separate Budget Head.

(6) Scrutiny fees shall be charged as per the rates charged by the Nashik Municipal Corporation. Such fees shall be paid to the Assistant Director of Town Planning, Nashik Branch, Nashik under separate Budget Head

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